

Town of Nolensville
Planning Commission Meeting
Regular Meeting
October 14, 2004
7:00 P.M.

Members in attendance were as follows: Frank Wilson, Rick Fisher, Joe Curtsinger, Willis Wells, Rob Pease, James Clark, Bob Haines, and Larry Gardner. Charles Knapper was absent.

Staff present: Richard Woodroof, Dana Ausbrooks, Dave Ausbrooks, Bill Terry, and Tonia Smith.

Agenda Item I – Meeting called to order by Chairman Willis Wells

Agenda Item II – Pledge of Allegiance

Agenda Item III – Approval of minutes

Rob Pease made a motion to approve the minutes, seconded by James Clark, passed unanimously.

Agenda IV- Citizen Comments

Ted Behar- 9868 Sam Donald Road- stated he had concerns on the conditional uses in the ER zone for medical uses. He asked the commission members not to allow it. The traffic into a doctor office could be anywhere from 20 to 30 patients a day. He felt the ER zone is the most rural and the commission should keep this zone protected.

Agenda V- New Business

a.) PUD Design Standards

There was heavy discussion on the PUD Design Standards.

James Clark made a motion to approve as Bill Terry's submittal in the packet. Rick Fisher seconded the motion.

James Clark then made a motion to amended the motion with conditions as to:

Moving the last sentence in Specific Standards and Criteria for Planned Commercial Developments to be the last sentence in Density of Development and Lot Size.

Rich Fisher seconded the motion. Motion passed with Frank Wilson, Rick Fisher, Joe Curtsinger, Willis Wells, James Clark, Bob Haines, and Larry Gardner voting yes. Rob Pease voted no.

Rob Pease made a motion to amended the sentence to read as followed:

Abutting lots in the first tier of lots of the new development shall have equal size lots as those in an adjoining recorded subdivision or an equivalent amount of common open space located between the 1st tier of lots in the planned unit developments and the existing subdivision.

Joe Curtsinger seconded the motion. Motion was passed with Frank Wilson, Rick Fisher, Joe Curtsinger, Rob Pease, Bob Haines, and Larry Gardner voting yes. James Clark abstained.

Rob Pease stated he had some concerns on the minimum lot size being 11,000 square feet.

Rob Pease made a motion to change the minimum lot size to 5,000 square feet. Motion dies to lack of no second to the motion.

The original motion made by Dr. Clark to approve Bill Terry's packet passed with Frank Wilson, Rick Fisher, Joe Curtsinger, Willis Wells, James Clark, Bob Haines, and Larry Gardner voting yes. Rob Pease voted no.

b.) Recommendation for Road Design/improvements associated with Bent Creek from Fishbach Transportation.

Staff recommendation for the road design speed to 35 mph.

Joe Curtsinger made a motion for the road design speed to be 35 mph with an alternate connection from King Street one way going west. Larry Gardner seconded the motion. Motion passed with Frank Wilson, Larry Gardner, Rick Fisher, Joe Curtsinger, Bob Haines, and Willis Wells voting for and James Clark voted against. Rob Pease recused himself.

c.) Conditional Uses in ER and OI Zones

Larry Gardner made a motion to approve the conditional uses in ER zone submitted by Bill Terry. Motion dies with the lack of a second.

Joe Curtsinger made a motion to discuss the conditional uses in the OI zones. Bob Haines seconded the motion.

Joe Curtsinger made a motion to discuss the issue in a workshop. Bob Haines seconded the motion. Motion was passed.

d.) Revision to Zoning Ordianance

Larry Gardner made a motion to add: 2.3.22 Car Wash on Page ii: 2.3.0 Uses Permitted with conditions. James Clark seconded the motion, motion passed unanimously.

Frank Wilson made a motion to change first sentence on page 30: 2.1.0 “Zoning Districts Established” to read: There shall be eight (8) base zoning districts in Nolensville and four (4) overlay zoning district (an Open Space Development Overlay, a Historic District overlay, a planned unit development overlay and a Flood Plain overlay district.) James Clark seconded the motion, motion passed unanimously.

Willis Wells made a motion to remove from the ordinance on page 34: ER District-Conservation Easement Dedicated open space shall be protected through a legally binding conservation easement. Rick Fisher seconded the motion, motion passed unanimously.

Rick Fisher made a motion to remove from the ordinance on page 38: SR District-Conservation Easement Dedicated open space shall be protected through a legally binding conservation easement. Larry Gardner seconded the motion, motion passed unanimously.

Rick Fisher made a motion to remove from the ordinance on page 46 to wording: Urban Residential District Design Supplement Standards (see Appendix D). Larry Gardner seconded the motion, motion passed unanimously.

Rob Pease made a motion to change the sentence on page 50 under 2.2.6 Village Fringe to read: The purpose of this district is to provide a transitional area between the Village District and the Estate Residential District to the south to allow for graduated increase in setbacks, bulk regulations, and green space. This district allows all types of retail, service and office uses. Larry Gardner seconded the motion, motion passed unanimously.

Joe Curtsinger made a motion to discuss the Auto Sales be added to the permitted with conditions section in the Village Fringe, the CS zone and the OI zone in the next workshop. Larry Gardner seconded the motion, motion passed unanimously.

Joe Curtsinger made a motion for the last sentence on page 75 under 2.3.22 Car Wash section H, number 1 should read: There shall be NO MORE THAN two wand car washes to every one automatic car wash. Rick Fisher seconded the motion, motion passed unanimously.

Frank Wilson made a motion to add Produce or Farm Stand to VF Zone on page 89: 4.1.3-E Temporary use regulations. James Clark seconded the motion, motion passed unanimously.

Frank Wilson made a motion to add Temporary Festival to VF Zone on page 89: 4.1.3-F Temporary use regulations. James Clark seconded the motion, motion passed unanimously.

e.) Elimination of UR & Mobile Home Zones & Changes to Zoning Map

Staff recommendation was to change the UR zone to be SR zone.

Rob Pease made a motion to discuss the elimination of UR in a workshop. Bob Haines seconded the motion, motion passed unanimously.

Staff recommendation on the Mobile Homes zone was to have it become ER zone.

Larry Gardner made a motion to change the Mobile Home zone to CS. Bob Haines seconded the motion. Motion was denied Frank Wilson, Willis Wells, Joe Curtsinger, Rick Fisher, Bob Haines, James Clark, and Rob Pease was against it and Larry Gardner and Bob Haines was for it.

Rob Pease made a motion to change the mobile home zone to ER zone and have it changed on the zoning map. Joe Curtsinger seconded the motion. The motion was passed with a vote of 7 (Rob Pease, Rick Fisher, Bob Haines, James Clark, Willis Wells, Frank Wilson, and Joe Curtsinger) to 1 (Larry Gardner).

f.) Design Standards

Frank Wilson made a motion to approve the Design Review Manual as Bill Terry submitted in the packet. James Clark seconded the motion, passed unanimously.

Rob Pease stated he felt the Design Review Manual should be discussed in the next workshop.

A copy of the Design Review Manual is attached.

g.) Accessory Building recommendation

Larry Gardner made a motion to amend the zoning ordinance to:

Page 30: 2.2.1 Estate Residential

Page 32: Accessory Buildings

(a) (1) The Mayor or his designee is authorized to approve one Accessory Building for EACH lot.

(2)	<u>Lot Size</u>	<u>Building Size</u>
	Up to Three Acres	1200 Square Feet
	Up to Five Acres	1500 Square Feet
	Five Acres or More	2000 Square Feet
	No Accessory Building shall exceed 2000 Square Feet	

Page 35: 2.2.2 Suburban Residential

Page 36: Accessory Building

(a)(1) The Mayor or his designee is authorized to approve one accessory building for each lot.

- (2)

<u>Lot Size</u>	<u>Building Size</u>
Up to Three Acres	750 Square Feet
Three Acres or More	1200 Square Feet
No Accessory Building shall exceed 1200 Square Feet	

Page 43: 2.2.4 Urban Residential

(a)(1) The Mayor or his designee is authorized to approve one accessory building for each lot.

- (2)

<u>Lot Size</u>	<u>Building Size</u>
Up to Three Acres	600 Square Feet
Three Acres or More	750 Square Feet
No Accessory Building shall exceed 750 Square Feet.	

Page 46: 2.2.5 Village

Page 49: Accessory Building

(a)(1) The Mayor or his designee is authorized to approve one accessory building for each lot.

- (2)

<u>Lot Size</u>	<u>Building Size</u>
Up to Three Acres	750 Square Feet
Three Acres or more	1000 Square Feet
No Accessory Building shall exceed 1000 Square Feet	

Page 53: Accessory Building

(h) Change 15 feet in height to 20 feet in height

Page 43: Urban Residential

Change from 2.2.3 to 2.2.4/ 2.2.3 is open space development

Appendix A : Sign Regulations/ Page 11-a/ 1.10.4 Time Limits
F. Produce: Should this be referring to Article 4 on Page 88-89-E

Bob Haines seconded the motion, passed unanimously.

h.) Storm Water Ordinance

Willis Wells made a motion to pass the Storm Water Ordinance. Larry Gardner seconded the motion, passed unanimously.

Agenda VI – Old Business

a.) Bent Creek Covenants

Willis Wells made a motion to approve Bent Creek Covenants with conditions:

- 1.) Article VI “Rights of Governmental Authority” found on page 14 identifies Williamson County, Tennessee as the governmental entity. This should be changed to “The Town of Nolensville.”
- 2.) A section should be added requiring the Homeowners Association to be responsible and liable for all taxes, city, county, and state in the Open Space and Commons Areas.
- 3.) Article V Section 4 Setbacks- Bay windows will NOT be excluded from the setback requirements.

Bob Haines seconded the motion. The motion passed unanimously with Rob Pease recusing himself.

b.) Monthly Bond Report

Richard Woodroof stated we do not have any due this month. He would be sending a letter out in November for Section 13-c.

Rick Fisher made a motion to approve the Monthly Bond Report as is. Larry Gardner seconded the motion, passed unanimously.

Agenda Item VII- Other Business

Richard Woodroof stated that TDOT would be having a meeting on October 28 from 6PM-8PM to discuss the widening Nolensville Road.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 9:10 P.M.

Larry Gardner
Secretary for the Planning Commission